



Home Inspection Report



2112 Rush Street, Redmond, WA 98052

Inspection Date:

Wednesday May 1, 2019

Prepared For:

Valerie Peterson

Prepared By:

Protection Home Inspection
19716 Fales Rd
Snohomish, WA 98296
(425) 275-7132
john@protectionhomeinspection.org

Report Number:

2169

Inspector:

John Torkelson

License/Certification #:

WA--1854

Inspector Signature:

John Torkelson

Receipt/Invoice

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Client: Valerie Peterson

Property Address
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Inspection Number: 2169

Payment Method: Check

Inspection	Fee
Home Inspection	\$425.00

Total	\$425.00
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Report Summary

Items Not Operating

Major Concerns

Deteriorating cast iron waste water drain pipe with puddle of raw sewage present in the crawl space, improperly installed ABS bathtub drain pipes with small leak present, recommend licensed plumbing contractor to evaluate

Potential Safety Hazards

Electrical service panel appears to have been installed unpermitted, solid core aluminum wires are present for branch wiring, evaluation of the electrical system by an electrician who has knowledge of and experience with solid conductor aluminum wiring is recommended

The home does not have GFCI outlets installed in all areas that are recommended or required in new construction, some ungrounded and reversed polarity plugs present (see report) recommend installing GFCI outlets as required in new construction and repairing improperly wired outlets

Overhead garage door automatic opener safety pressure reverse switch out of adjustment, recommend license garage door technician to evaluate and repair

Extension cords used for permanent wiring in the garage, recommend a licensed electrician to install dedicated electrical outlets where needed

Attic access door located in the garage is not fire rated with some holes present in garage firewall, recommend patching holes and covering access door with 5/8 thick sheetrock

Sagging garage roof rafters present from use of homeowner improvised overhead storage, recommend only light weight minimal use

Smoke detector was being stored in the kitchen, recommend reinstalling

Deferred Cost Items

Neighbors wood fence is collapsing onto property, recommend contacting neighbor and sharing the cost of replacing the fence

Aluminum framed windows appear original to the home, multiple window show signs of compromised seals, wood window sills have moisture stains, possibly from sweating aluminum frames, recommend to monitor and replace as needed

Rodent droppings and trails with burrowing activity in ceiling insulation present in the attic, recommend licensed pest inspector to evaluate

Light and dark organic growth present on plywood roof underlayment in the attic, recommend licensed mold inspector to evaluate

Water heater expansion tank internal rubber diaphragm is leaking, gas vent pipe is two different types of piping held together by sheet metal screws, recommend licensed plumber to evaluate and repair

Soot and effervescence present in the furnace with two different types of gas vent ducting used with some deterioration present, recommend license HVAC technician to evaluate, clean and repair as needed

Report Summary

Improvement Items

Wood deck is in contact with soil and in need of refinishing, recommend removing all Earth to wood contact and sealing wood with quality wood sealant

Recommend trimming trees so it doesn't come into contact with the home and provide rodents access to the roof

Some siding in contact with the soil causing some deterioration, recommend to remove all Earth to wood contact

Some cracked caulking present with moisture stains above deck sliding glass door, recommend to recaulk with quality exterior silicone based caulk where needed and cleaning moisture stains from above the door

Front entry door is tight in the door jamb, recommend to adjust hinges

Firewood stacked against exterior air conditioning compressor, recommend removing all wood to allow for proper ventilation

Masonry chimney has some moss present with deteriorating chimney flashing caulking present, recommend cleaning moss and recaulk flashing as needed

Kitchen tile backsplash needs caulking

Both bathroom shower tile grout has cracked, recommend regrouting as needed

Bathroom shower faucet is leaking, recommend applying new Teflon tape and tightening

Master bathroom sink is slow to drain, recommend drain opener to see if that solves the problem

Air conditioner evaporator and condenser are over 30 years old, warm air leaking out of multiple locations of evaporator located under the furnace, recommend license HVAC technician to evaluate when servicing the furnace

Some crawl space exterior wall vents have soil piled up in them, recommend removing all obstructions to ensure proper crawl space ventilation

Items To Monitor

Report Overview

Scope of Inspection

All components designated for inspection in the Washington State Standards of Practice are inspected, except as may be noted within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

West

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

Approximately 51 years old

Grounds

Service Walks

☐ None ☐ Not Visible

Material ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slips/Trip Hazard ☒ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Moss Present ☐ Public sidewalk needs repair

Comments

Driveway/Parking

☐ None ☐ Not Visible

Material ☐ Concrete ☒ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Flagstone Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☐ Pitched towards home
☐ Slips/Trip Hazard ☐ Fill cracks and seal ☐ Moss Present

Comments

Photos



Asphalt driveway has heaved

Porch

☐ None ☐ Not Visible

Condition of Deck ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Moss Present ☐ Settling Cracks ☐ Slips/Trips Hazard

Condition of Railing ☐ Satisfactory ☐ Marginal ☐ Poor ☒ N/A ☐ Loose ☐ Railing/Balusters recommended
☐ Missing

Support Pier ☒ Concrete ☐ Wood ☐ Rotting ☐ Settling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments

Patio

☐ None

Material ☒ Concrete ☐ Flagstone ☐ Composite ☐ Brick Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Slips/Trip Hazard ☐ Moss Present
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

Comments

Deck/Balcony

☐ None ☐ Not Visible

Material ☒ Wood ☐ Metal ☐ Composite ☐ Concrete

Grounds

Deck/Balcony cont.

- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Wood in contact with soil ☐ Improper Attachment To The House
- Hand Rail** ☐ Satisfactory ☐ Marginal ☐ Poor ☒ N/A ☐ Missing ☐ Loose ☐ Recommend Repair
☐ Safety Hazard ☐ Not of grippable type
- Finish** ☒ Treated ☐ Painted/Stained ☐ Composite ☐ Safety Hazard ☐ Not Applicable
☐ Recommend Replacing Rotted Wood ☐
- Comments** Wood deck is in contact with soil and in need of refinishing, recommend removing all Earth to wood contact and sealing wood with quality wood sealant

Photos



Deck in contact with soil

Fence/Wall

- ☐ Not evaluated ☐ None ☐ Not Installed
- Type** ☐ Brick ☐ Block ☒ Wood ☐ Metal ☒ Chain Link ☐ Vinyl ☐ Rock ☐ Wire
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
☐ Broken Or Missing Pickets ☐ Dry Rot
- Gate** ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Dry Rot ☐ Planks missing/damaged Operable: ☒ Yes
☐ No
- Comments** Neighbors wood fence is collapsing onto property, recommend contacting neighbor and sharing the cost of replacing the fence

Photos



Neighbors wood fence is collapsing

Grounds

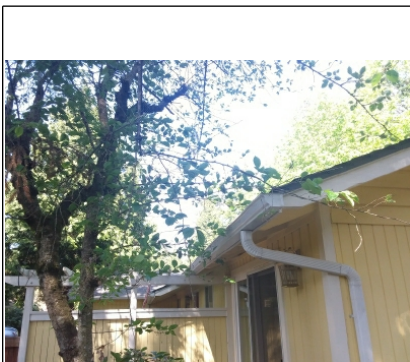
Landscaping affecting foundation

☐ N/A

Negative Grade ☐ East ☐ West ☐ North ☐ South ☒ Satisfactory ☐ Recommend additional backfill
☐ Recommend window wells/covers ☐ Trim back trees/shrubberies
☐ Trees/shrubbery in contact with house ☐ Wood in contact with/improper clearance to soil

Comments Recommend trimming trees so it doesn't come into contact with the home and provide rodents access to the roof

Photos



Tree in contact with home

Hose bibs

☐ N/A

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ No anti-siphon valve ☐ Recommend Anti-siphon valve

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments Water Pressure Tested at: 80 PSI

Exterior

Siding

Material ☐ Stone ☐ Slate ☐ Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS* Not Inspected
☐ Asphalt ☒ Wood ☐ Metal ☐ Vinyl ☐ Block ☐ River Rock ☐ Possible Asbestos ☐ Shingles
☐ Log

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Recommend painting ☐ Recommend Repair
☐ Recommend Cleaning ☒ Typical Cracks ☐ Wood Rot ☐ Peeling Paint ☐ Loose ☐ Delaminating
☐ Moss ☒ Siding in Contact with Soil ☐ Missing ☐ Monitor

Comments Some siding in contact with the soil, recommend to remove all Earth to wood contact

Photos



Siding in contact with soil

Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ None ☐

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair ☐ Recommend Painting ☐ Typical Cracks
☐ Wood Rot ☐ Peeling Paint ☐ Loose ☐ Missing ☐ Monitor ☐ N/A

Comments

Soffit

☐ None

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Fiber Cement ☐

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood Rot ☐ Damaged ☐ Delamination ☐ Peeling Paint
☐ Recommend Repair ☐ Recommend Painting ☐ Monitor

Comments

Fascia

☐ None

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ ☐

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair ☐ Recommend Painting ☐ Typical Cracks
☐ Wood Rot ☐ Peeling Paint ☐ Monitor

Comments

Flashing

☐ None

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ ☐

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

Comments

Exterior

Caulking

☐ None

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☒ Cracking Present
☒ Recommend caulking around windows/doors/siding butt joints/masonry ledges/corners/utility penetrations

Comments

Some cracked caulking present with moisture stains above deck sliding glass door, recommend to recaulk with quality exterior silicone based caulk where needed and cleaning moisture stains from above the door

Photos



Cracked caulking present above deck sliding glass door

Windows/Screens

Window Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting ☐ Missing
☒ Evidence of Compromise Seals ☒ Failed/fogged insulated glass ☐ Monitor

Material

☐ Wood ☒ Metal ☐ Vinyl ☒ Aluminum/Vinyl clad

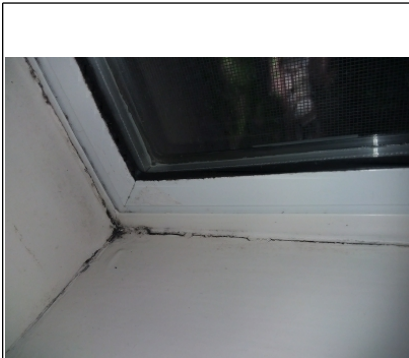
Screens

☐ Torn ☐ Bent ☐ Damaged ☐ Not installed ☐ Some Missing ☒ Satisfactory

Comments

Aluminum framed windows appear original to the home, multiple window show signs of compromised seals, wood window sills have moisture stains, possibly from sweating aluminum frames, recommend to monitor and replace as needed

Photos



Moisture stains present



Moisture trapped between window panes

Slab-On-Grade/Foundation

Foundation Wall ☐ Concrete block ☒ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Monitor ☐ Not Visible ☐ Settling Cracks ☐ Have Evaluated

Exterior

Slab-On-Grade/Foundation cont.

Condition cont. ☐ Not Evaluated

Concrete Slab ☒ N/A ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Monitor ☐ Have Evaluated

Comments

Service Entry

Location ☒ Underground ☐ Overhead

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

GFCI present ☒ Yes ☒ No Operable: ☒ Yes ☐ No ☒ Safety Hazard ☐ Reverse polarity ☒ Open ground(s)
☒ Recommend GFCI Receptacles ☐ N/A

Comments Open ground and non GFCI protected exterior plug present, recommend to install GFCI protected plug

Photos



Open ground present

Building(s) Exterior Wall Construction

Type ☒ Not Visible ☒ Framed ☐ Masonry Other:

Condition ☒ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Exterior Doors

Main Entrance ☐ N/A Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor Weatherstripping: ☒ Satisfactory
☐ Marginal ☐ Poor ☐ Missing ☐ Replace Doorbell: ☒ Satisfactory ☐ Not Functioning ☐ Missing

Patio Door ☐ N/A Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor Weatherstripping: ☒ Satisfactory
☐ Marginal ☐ Poor ☐ Missing ☐ Replace

Deck Sliding Glass Door ☐ N/A Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor Weatherstripping:
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace

Comments Front entry door is tight in the door jamb, recommend to adjust hinges

Exterior A/C - Heat pump #1

Exterior

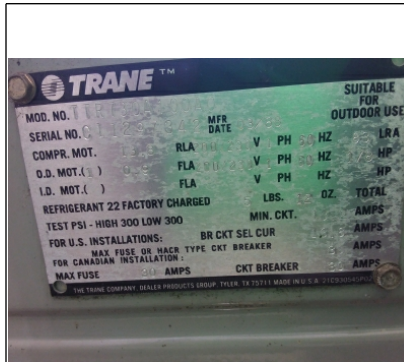
Exterior A/C - Heat pump #1 cont.

- Unit #1** ☐ N/A
 Location: North Exterior Wall
 Brand: Trane
 Model # See Pictures:
 Serial # See Pictures:
 Approximate Age: Manufactured in 1988
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted
- Energy source** ☒ Electric ☐ Gas Other: .
- Unit type** ☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump
- Outside Disconnect** ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30
☐ Improperly sized fuses/breakers
- Level** ☒ Yes ☐ No ☐ Recommend re-level unit
- Condenser Fins** ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory
- Insulation** ☒ Yes ☐ No ☐ Replace
- Improper Clearance (air flow)** ☒ Yes ☐ No
- Comments** Firewood stacked against exterior air conditioning compressor, recommend removing all wood to allow for proper ventilation

Photos



Firewood stacked up against compressor



Compressor information

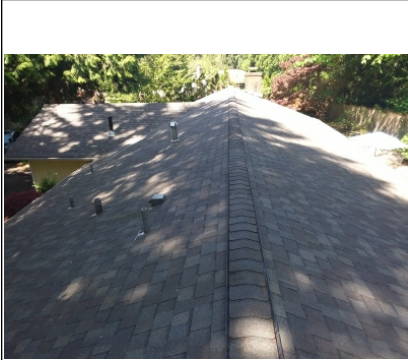
Roof

General

Visibility ☐ None ☒ All ☐ Partial ☐ Drone Limited By: .

Inspected From ☒ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars ☐ Drone (Limited Inspection)

Photos



View of roof

Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type: Asphalt
Layers: 1 Layer
Age: 4- 9+ years old

Comments

Ventilation System

☐ None ☐ N/A

Type ☒ Soffit ☒ Ridge ☒ Gable ☐ Roof ☐ Turbine ☐ Powered Other: .

Comments Ridge vent added too roof possibly to mitigate organic growth inside of the attic

Photos



View of ridge vent

Flashing

Material ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing ☐ Separated from chimney
☐ Recommend Sealing ☐ Missing Drip Edge Flashing ☐ Siding to Close Roofing Other: .

Roof

Valleys

☐ N/A

Material

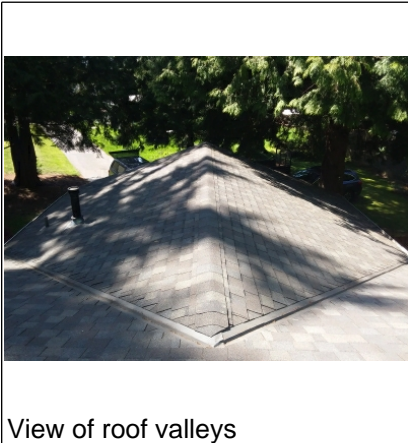
☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other: .

Condition

☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusty ☐ Recommend Sealing

Comments

Photos



View of roof valleys

Plumbing Vents

☐ Not Visible ☐ Not Present

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rubber Weather Protection Boots Cracked

Comments

Photos



Typical plumbing vent

Gutters and Scuppers

☐ None

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair
☐ Recommend replace ☐ Needs to be cleaned ☐ Improperly Sloped ☐ Damaged

Material

☐ Copper ☐ Vinyl/Plastic ☐ Asphalt ☐ Rubber ☒ Galvanized/Aluminum Other: .

Leaking

☐ Corners ☐ Joints ☐ Hole in main run ☐ Leaks Multiple Locations ☒ No apparent leaks

Attachment

☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

Extension needed

☐ North ☐ South ☐ East ☐ West ☒ N/A

Comments

Photos

Roof



View of roof gutters

Chimney Gas Vents

☐ None

Location(s) Middle of Roof

Viewed From ☒ Roof ☐ Ladder at eaves ☐ Ground (Inspection Limited) ☐ With Binoculars
☐ Drone (Limited Inspection)

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

Chase ☐ Brick ☐ Stone ☒ Metal ☐ Blocks ☐ Framed ☐ PVC

Evidence of ☐ Holes in metal ☐ Cracked chimney cap ☒ Cracked and Deteriorating Caulking ☐ Loose mortar joints
☐ Flaking ☐ Loose brick ☐ Rust ☐ Cracked Bricks/Mortar ☒ No apparent defects

Flue ☐ Tile ☒ Metal ☐ PVC ☐ Unlined ☒ Not Visible

Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☐ Rust ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated
☐ Recommend Cricket/Saddle/Flashing ☒ No apparent defects

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair ☐ Monitor

Comments Cracked caulking present on chimney flashing, recommend caulking as needed

Photos



View of gas vent chimney



View of gas vent chimney



Deteriorating caulking present

Chimney

☐ None

Location(s) North

Viewed From ☒ Roof ☐ Ladder at eaves ☐ Ground (Inspection Limited) ☐ With Binoculars
☐ Drone (Limited Inspection)

Roof

Chimney cont.

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

Chase ☒ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed ☐ PVC

Evidence of ☐ Holes in metal ☒ Cracked chimney cap ☐ Cracked and Deteriorating Caulking ☐ Loose mortar joints
☐ Flaking ☐ Loose brick ☐ Rust ☐ Cracked Bricks/Mortar ☐ No apparent defects

Flue ☒ Tile ☐ Metal ☐ PVC ☐ Unlined ☒ Not Visible

Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☐ Rust ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated
☐ Recommend Cricket/Saddle/Flashing ☒ No apparent defects

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair ☐ Monitor

Comments Masonry chimney has some moss present with deteriorating chimney flashing caulking present, recommend cleaning moss and recaulk flashing as needed

Photos



View of chimney



View of deteriorating chimney flashing caulking



Moss present on chimney

Condition of Roof Coverings

Roof #1 ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken Tiles/Shingles ☐ Loose Tiles/Shingles ☐ Cracked Tiles/Shingles ☐ Nail popping
☐ Granules missing ☐ Alligatoring ☐ Blistering ☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup
☐ Exposed felt ☐ Cupping ☐ Debris Present ☐ Incomplete/Improper Nailing
☐ Recommend roofer evaluate ☐ Evidence of Leakage ☐ Limited Inspection with Drone

Comments

Garage

Type

☐ None

Type ☒ Attached ☐ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport

Comments

Automatic Opener

☐ None ☐ N/A ☐ Not Tested

Operation ☒ Operable ☐ Inoperable

Comments

Safety Reverse

☐ None ☐ N/A ☐ Not Tested

Operation ☐ Operable ☒ Not Operable ☒ Needs adjusting ☒ Safety hazard
☒ Photo eyes and pressure reverse tested

Comments Overhead garage door automatic opener safety pressure reverse switch out of adjustment, recommend license garage door technician to evaluate and repair

Floor

Material ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .

Condition ☒ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair
☐ Safety hazard

Source of Ignition within 18" of the floor ☐ N/A ☐ Yes ☒ No

Comments

Sill Plates

☐ None ☒ Not Visible

Type ☒ Floor level ☐ Elevated

Condition ☐ Rotted/Damaged ☐ Recommend repair ☒ Satisfactory

Comments

Overhead Door(s)

☐ N/A

Material ☒ Wood ☐ Fiberglass ☐ Masonite ☐ Metal ☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Moisture Stains ☐ Hardware loose
☐ Safety Cable Recommended ☐ Weatherstripping missing/damaged ☐ Dented

Comments

Electrical Receptacles

☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No

Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Open ground ☐ Yes ☒ No ☐ Safety Hazard

GFCI Present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Handyman/extension cord wiring
☒ Recommend GFCI Receptacles ☒ Potential Safety Hazard ☒ Missing Cover Plates

Comments extension cords used for permanent wiring in the garage, recommend a licensed electrician to install dedicated electrical outlets where needed

Photos

Garage



Extension cords to use for permanent wiring

Fire Separation Walls & Ceiling

☐ Present ☐ Missing ☐ N/A

Condition ☐ Satisfactory ☐ N/A ☒ Recommend repair ☒ Holes walls/ceiling ☒ Safety hazard(s)

Moisture Stains Present ☒ Yes ☐ No

Typical Cracks ☐ Yes ☒ No

Fire door ☐ Not verifiable ☐ Not a fire door ☐ Needs repair ☒ Satisfactory ☐ None ☐ N/A ☐ Tight in jamb

Self closure ☐ N/A ☒ Satisfactory ☐ Inoperative ☐ Missing

Comments Attic access door located in the garage is not fire rated with some holes present in garage firewall, recommend patching holes and covering access door with 5/8 sheetrock

Sagging roof rafters present from use of homeowner improvised overhead storage, recommend only light weight minimal use

Photos



Sagging roof rafters from overhead storage



Attic access door is not fire rated

Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair ☒ Recommend caulking the back splash

Comments Kitchen tile backsplash needs caulking

Photos



Backsplash needs caulking

Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair ☐ Recommend adjustment

Comments

Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

Comments

Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Windows

Condition ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked Glass
☐ Evidence Of Leaking Insulated Glass ☐ Missing Hardware ☐ Broken Hardware ☐ Difficult To Open

Comments

Appliances

Disposal ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Kitchen

Appliances cont.

Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Trash Compactor ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Microwave ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Wine Cooler ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Other ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Dishwasher airgap ☐ Yes ☒ No ☐ N/A

Dishwasher drain line looped ☐ Yes ☒ No ☐ N/A

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Missing Cover Plate

GFCI ☒ Yes ☒ No Operable: ☒ Yes ☐ No Recommend GFCI Receptacles: ☒ Yes ☐ No
☒ Potential Safety Hazard

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments Not all kitchen plugs GFCI protected, recommend adding GFCI protected plugs

Dining Room/Living Room

Dining Room

Location First floor

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No

Interior Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Doesn't Latch ☐ Tight In Jamb ☐ Missing hardware
☐ Broken hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken hardware ☐ Missing hardware ☐ Difficult To Open

Comments

Living Room

Living Room

Location First floor

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No

Interior Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Does Not Latch ☐ Tight In Jamb ☐ Broken hardware
☐ Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked Glass ☐ Doesn't Latch
☐ Evidence of leaking insulated glass ☐ Broken hardware ☐ Missing hardware ☐ Difficult To Open

Comments

Laundry Room

Laundry

Laundry sink ☒ N/A ☐ Satisfactory

Faucet leaks ☐ Yes ☐ No ☒ N/A

Pipes leak ☐ Yes ☒ No ☒ Not Visible

Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☐ Yes ☒ No

Room vented ☐ Yes ☒ No

Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Dryer exhaust ducting needs cleaning ☐ Not vented to exterior ☐ Recommend repair
☐ Safety hazard ☐ Not Visible

Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Missing Cover Plate ☐ No Access

GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI Receptacles ☐ No Access
☒ Safety Hazard

Appliances ☒ Washer ☒ Dryer ☒ Water heater ☒ Furnace/Boiler

Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible

Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible ☐ Missing Gas Drip Leg

Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked Glass
☐ Evidence Of Leaking Insulated Glass ☐ Broken/Missing Hardware ☐ Difficult To Open

Interior Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Broken Hardware ☐ Missing Hardware
☐ Tight In Jamb ☐ Door Does Not Latch

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping Hazard

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical Cracks ☐ Damage

Comments

Bathroom

Bath

Location First floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☒ Not Visible

Showers ☐ N/A Faucet leaks: ☒ Yes ☐ No Pipes leak: ☐ Yes ☒ No ☒ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Shower/Tub area ☒ Ceramic/Tile ☐ Fiberglass/Plastic ☐ Masonite ☐ N/A Other: Condition: ☒ Satisfactory
☐ Marginal ☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No
 Where: Some crack tile grout present around shower enclosure
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Tight In Jamb ☐ Doesn't Latch

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical Cracks ☐ Damage

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeak

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked Glass
☐ Evidence Of Leaking Insulated Glass ☐ Difficult To Open

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cover Plate Missing

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI ☐ Potential Safety Hazard

Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments Shower tile grout has cracked, recommend regrouting as needed

Bathroom shower faucet is leaking, recommend applying new Teflon tape and tightening

Photos



Shower faucet leaks



Cracked grout present

Master Bathroom

Bath

Location Master bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☒ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Shower/Tub area ☒ Ceramic/Tile ☐ Fiberglass/Plastic ☐ Masonite ☐ N/A Other: Condition: ☒ Satisfactory
☐ Marginal ☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No
 Where:
☐ N/A

Drainage ☐ Satisfactory ☒ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Tight In Jamb ☐ Doesn't Latch

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical Cracks ☐ Damage

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeak

Window ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked Glass
☒ Evidence Of Leaking Insulated Glass ☐ Difficult To Open

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cover Plate Missing

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI ☐ Potential Safety Hazard

Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

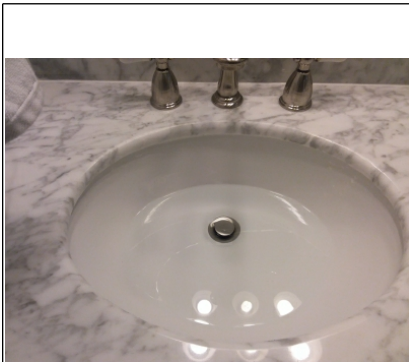
Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments Shower tile grout has cracked, recommend regrouting as needed

Master bathroom sink is slow to drain, recommend drain opener to see if that solves the problem

Photos



Sink slow to drain



Cracked tile grout present

Master Bedroom

Room

Location First floor

Type MASTER BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Doesn't Latch ☐ Broken/Missing hardware
☐ Tight In Jamb

Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken hardware ☐ Missing hardware ☐ Difficult To Open

Comments

Both Bedrooms

Room

Location First floor

Type BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☒ Yes ☐ No ☒ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Doesn't Latch ☐ Broken/Missing hardware
☐ Tight In Jamb

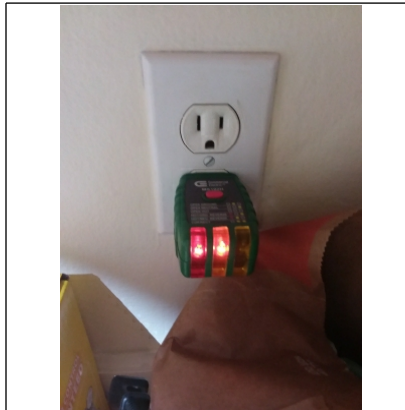
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken hardware ☐ Missing hardware ☐ Difficult To Open

Comments

Photos



Open ground present



Reverse polarity present

Interior/Attic

Fireplace

☐ None

Location(s) Living room

Type ☒ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

Material ☒ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☐ Cast Iron

Miscellaneous ☐ Blower built-in ☒ N/A Operable: ☐ Yes ☐ No Damper operable: ☒ Yes ☐ No
☐ Open joints or cracks in firebrick ☐ Panels should be sealed ☐ Fireplace doors need repair

Damper modified for gas operation ☒ N/A ☐ Yes ☐ No ☐ Damper missing

Hearth extension adequate ☒ Yes ☐ No ☐ N/A

Mantel ☐ N/A ☒ Secure ☐ Loose ☐ Recommend repair/replace

Physical condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated

Comments

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard

CO Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard

Comments Smoke detector was being stored in the kitchen, recommend reinstalling

Attic

☐ N/A

Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: Access limited by: Lack of flooring

Inspected from ☐ Access panel ☒ In the attic ☐ Other

Location ☐ Hallway ☐ Bedroom Closet ☐ Bedroom ☐ Garage ☐ Laundry Room ☐ Bathroom ☒ Garage

Flooring ☐ Complete ☐ Partial ☒ None

Insulation ☒ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Sawdust ☐ Foam ☐ Other ☐ Vermiculite
☐ Rock wool ☐ Damaged ☒ Displaced ☐ Missing ☐ Compressed
☐ Recommend additional insulation

Installed in ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible

Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed ☐ None

Ventilation ☐ Ventilation appears adequate ☒ Recommend Evaluation ☐ Recommend baffles at eaves

Fans exhausted to Attic: ☒ Yes ☐ No ☐ Recommend repair Outside: ☒ Yes ☐ No ☐ Not Visible

HVAC Duct ☐ N/A ☒ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
☐ Recommend Insulation

Chimney chase ☐ N/A ☒ Satisfactory ☐ Needs repair ☐ Not Visible

Structural problems observed ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

Roof structure ☒ Rafters ☐ Trusses ☒ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☒ Knee wall ☐ Not Visible Other:

Ceiling joists ☒ Wood ☐ Metal ☒ Not Visible

Sheathing ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

Evidence of condensation ☐ Yes ☒ No

Evidence of moisture ☐ Yes ☒ No

Interior/Attic

Attic cont.

Evidence of leaking ☐ Yes ☒ No

Evidence of Organic/Dark Growth ☒ Yes ☐ No ☒ Recommend Testing

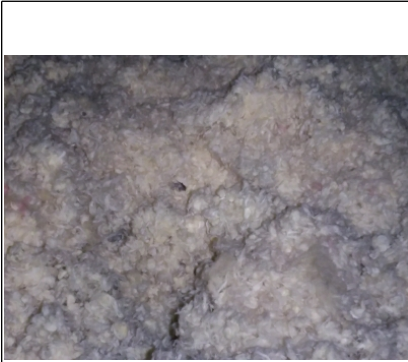
Firewall between units ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing

Electrical ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring
☐ Knob and tube covered with insulation ☐ Safety Hazard

Comments Rodent droppings and trails with burrowing activity in ceiling insulation present, recommend licensed pest inspector to evaluate

Light and dark organic growth present on plywood roof underlayment in the attic, recommend licensed mold inspector to evaluate

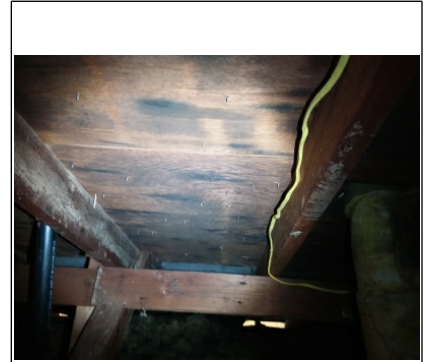
Photos



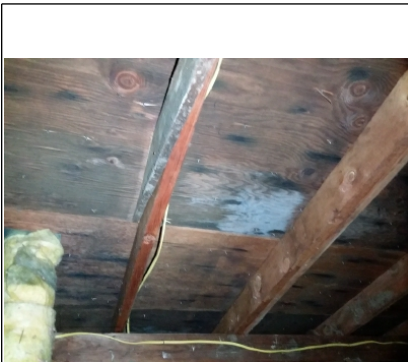
Rodent trails with burrowing activity present



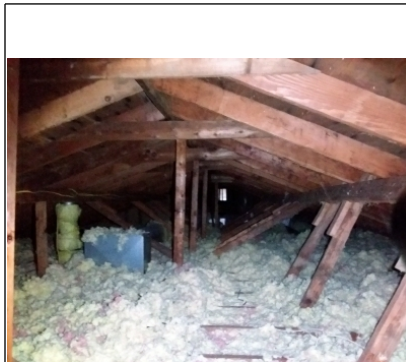
Organic growth present on roof underlayment



Dark staining present possible mold



View of roof underlayment



View in attic

Plumbing

Water Heater

☐ N/A

General

Brand Name: Bradford White
Serial #: See Attached Picture
Capacity: 50 gallons
Approx. age: Manufacturer April 2004

Type

☒ Gas ☐ Electric ☐ Oil ☐ Heat Pump Other:

Combustion air venting present ☐ Yes ☒ No ☐ N/A

Seismic restraints needed ☐ Yes ☒ No ☐ N/A ☐ Not Correctly Installed

Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair
☐ Improper material

Expansion Tank ☒ Yes ☐ No ☒ Leaking Diaphragm ☐ Not Pressurized

Vent pipe ☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusty ☐ Flex Duct Tubing
☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments Water heater expansion tank internal rubber diaphragm is leaking, gas vent pipe is two different types of piping held together by sheet metal screws, recommend licensed plumber to evaluate and repair

Photos



View of water heater



Water heater information



Leaking water heater expansion tank



Improper attachment of water heater vent pipe

Water service

Plumbing

Water service cont.

Main shut-off location Outside at curbside

Water entry piping ☐ Not Visible ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic ☐ Lead ☐ Polyethylene

Lead other than solder joints ☐ Yes ☒ No ☐ Unknown ☐ Service entry

Visible water distribution piping ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator

Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal Cross connection: ☐ Yes
☒ No ☐ Safety Hazard ☐ Recommend repair ☐ Recommend a dielectric union ☒ Satisfactory

Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☐ PVC ☒ ABS ☐ Brass

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Interior fuel storage system ☐ N/A ☐ Yes ☒ No Leaking: ☐ Yes ☐ No

Fuel line ☐ N/A ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☒ CSST ☐ Not Visible ☐ Galvanized
☐ Recommend CSST be properly bonded

Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments

Main fuel shut-off location

☐ N/A

Location On the side exterior wall

Comments

HVAC

Heating system

Unit #1 Brand name: Carrier
 Approx. age: Manufactured Aug 2004
☐ Unknown Model # See Attached Picture: Serial # See Attached Picture: ☒ Satisfactory ☐ Marginal
☐ Poor ☒ Recommended HVAC technician examine ☒ Soot And Debris Present In Furnace

Energy source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel

Warm air system ☐ Belt drive ☒ Direct drive ☐ Gravity ☐ Central system ☐ Floor/wall furnace

Heat exchanger ☐ N/A ☒ Sealed ☐ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusted
☐ Carbon/soot buildup

Carbon monoxide ☒ None Detected ☐ Detected at plenum ☐ Detected at register ☐ N/A ☐ Not tested
 Tester: Tested with General NGD8800

Combustion air venting present ☐ N/A ☐ Yes ☒ No

Controls Disconnect: ☒ Yes ☐ No ☒ Normal operating and safety controls observed Gas shut off valve:
☒ Yes ☐ No Missing Gas Drip Leg: ☐ Yes ☒ No

Distribution ☒ Metal duct ☐ Insulated flex duct ☒ Cold air returns ☐ Duct board ☐ Asbestos-like wrap
☐ Safety Hazard

Flue piping ☐ N/A ☐ Satisfactory ☒ Rusted ☐ Improper slope ☐ Flex Duct Tubing ☐ Safety hazard
☒ Recommend repair/replace

Filter ☐ Standard ☒ Electrostatic ☒ Satisfactory ☐ Needs cleaning/replacement ☐ Missing
☐ Incorrectly Installed ☐ Incorrect Size ☐ Electronic (not tested)

When turned on by thermostat ☒ Fired ☐ Did not fire Proper operation: ☒ Yes ☐ No ☐ Not tested

Heat pump ☒ N/A ☐ Supplemental electric ☐ Supplemental gas

Sub-slab ducts ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☒ No

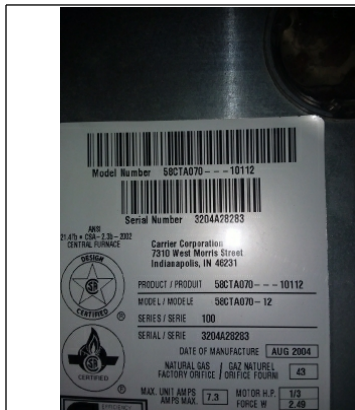
System not operated due to ☒ N/A ☐ Exterior temperature Other: .

Comments Soot and effervescence present in the furnace with two different types of gas vent ducting used with some deterioration present, recommend license HVAC technician to evaluate, clean and repair as needed

Photos



View of furnace



Furnace information



Different types of furnace vent ducting used

Evaporator Coil Section Unit #1

☐ N/A

General ☒ Central system ☐ Wall unit
 Location: Under the furnace
 Age: Manufactured in 1998

HVAC

Evaporator Coil Section Unit #1 cont.

Evaporator coil ☒ Satisfactory ☐ Not Visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☒ Satisfactory ☐ Marginal ☐ Poor

Condensate line/drain ☒ To exterior ☐ To pump ☐ Floor drain Other: .

Secondary condensate line/drain Present: ☐ Yes ☒ No Needed: ☐ Yes ☒ No ☐ Primary pan appears clogged
☐ Recommend technician evaluate

Operation Differential: 18 degrees

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments Air conditioner evaporator and condenser are over 30 years old, warm air leaking out of multiple locations of evaporator located under the furnace, recommend license HVAC technician to evaluate when servicing the furnace

Photos



View of air conditioning evaporator



Warm air blowing out of secondary drain hookup

Electric

Main panel

Location Garage

Condition ☐ Satisfactory ☒ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 125a ☐ 150a ☒ 200a ☐ 400a ☒ 120v/240v

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

GFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No

AFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested

Main wire ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory
☐ Marginal ☐ Poor

Branch wire ☒ Copper ☐ Aluminum ☒ Solid Branch Aluminum Wiring ☐ Not Visible ☒ Safety Hazard

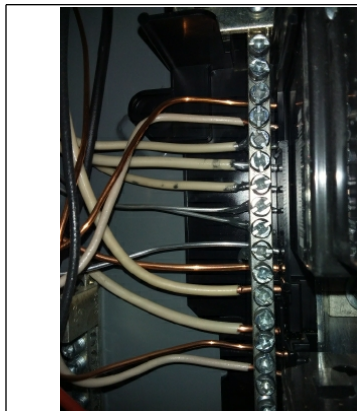
Branch wire condition ☐ Satisfactory ☒ Poor ☒ Recommend electrician evaluate/repair ☒ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated
Reason:

Comments electrical service panel appears to have been installed unpermitted, solid core aluminum wires are present for branch wiring, evaluation of the electrical system by an electrician who has knowledge of and experience with solid conductor aluminum wiring is recommended

Photos



View of electrical service panel



View of solid aluminum core wires



Missing dead front screws

Crawl Space

Crawl space

☐ N/A ☐ Present

Type ☒ Full crawlspace ☐ Combination basement/crawl space/slab

Conditioned (heated/cooled) ☐ Yes ☒ No

Comments Deteriorating cast iron waste water drain pipe with puddle of raw sewage present in the crawl space, improperly installed ABS bathtub drain pipes with small leak present, recommend licensed plumbing contractor to evaluate

Photos



View in crawl space



Improperly attached ABS bathtub drain pipe



Small puddle of water present under improperly attached drain pipes



Deteriorating cast iron waste water drain pipe with raw sewage

Access

Location ☐ Exterior ☒ Interior ☐ Via basement ☐ No access

Inspected from ☐ Access panel ☒ In the crawl space

Comments

Photos

Crawl Space



View in crawl space



Some crawl space access limited by HVAC ducting

Foundation walls

Condition ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement

Material ☐ Concrete block ☒ Poured concrete ☐ Stone ☐ ICF ☐ Wood ☐ Brick

Comments

Photos



View of foundation walls

Floor

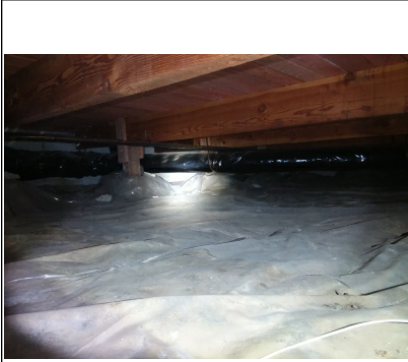
Material ☐ Concrete ☐ Gravel ☒ Dirt ☐ Sand Other: .

Condition ☐ Typical cracks ☐ Not Visible ☒ Vapor barrier present ☐ Satisfactory

Comments

Photos

Crawl Space



View of crawl space floor

Seismic bolts

☐ N/A ☒ None visible

Condition ☐ Appear satisfactory ☐ Recommended evaluation

Comments

Drainage

Sump pump ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Pump not tested

Standing water ☐ Yes ☒ No ☐ Not Visible

Evidence of moisture damage ☐ Yes ☒ No

Comments

Ventilation

☐ N/A

Location ☒ Wall vents ☐ Power vents ☐ None apparent

Condition ☐ Additional ventilation recommended ☐ Evidence of moisture damage ☒ Satisfactory

Comments Some crawl space exterior wall vents have soil piled up in them, recommend removing all obstructions to ensure proper crawl space ventilation

Photos



Block crawl space wall vents

Girders/Beams/Columns

Material ☐ Steel ☒ Wood ☐ Masonry

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Sagging/Altered

Comments

Photos

Crawl Space



View of floor support beam

Typical post and beam
Construction

Joists

Material ☐ Wood ☐ Steel ☐ Truss ☒ Car Decking ☐ Not Visible ☐ Engineered I-Type
☐ Sagging/Altered joists

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Subfloor

☐ Not Visible ☒ Satisfactory

Condition ☐ Indication of moisture stains/rotting

Comments

Photos



View of subfloor

Insulation

☒ None

Type ☐ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Displaced ☐ Missing ☐ Rodent Damage ☐ Damaged

Location ☐ Walls ☐ Between floor joists Other: .

Comments

Vapor barrier

Present ☒ Yes ☐ No ☐ Not Visible ☐ Improperly installed

Crawl Space

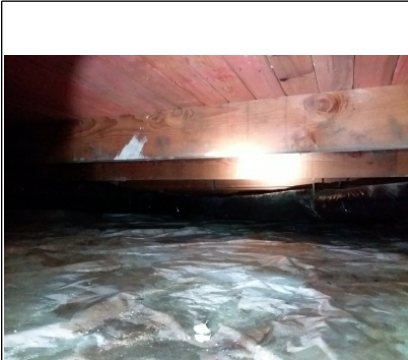
Vapor barrier cont.

Material ☐ Kraft/foil faced ☒ Plastic ☐ Not Visible ☐ Missing Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing

Comments

Photos



View of plastic vapor barrier

HVAC Ducting

Type of Ducting ☒ Metal Ducting ☐ Insulated Flex Duct ☐ None

Condition of Ducting ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged ☐ Split ☐ Crushed ☐ Disconnected
☐ Recommend Repair

Condition of Ducting Insulation ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Damaged ☐ Rodent Damage
☐ Recommend Repair

Ducting Elevated off the Ground ☒ Satisfactory ☐ Poor ☐ Broken Hangers ☐ Damaged Hangers ☐ On the Ground
☐ Recommend Repair

Photos



View of HVAC ducting

Rodent Activity

Rodent Activity ☐ Present ☒ Non Apparent

Type of Activity ☐ Traps/Poison Present ☐ Rodent Droppings Present ☐ Nest Present ☐ Carcasses Present
☐ Smell of Rodent Urine ☐ Burrowing/Displaced Insulation
☐ Recommend Licensed Pest Inspector To Evaluate
☒ Recommend Setting Traps In Monitoring For Activity

Comments:

Crawl Space

Rodent Activity cont.